

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, May 8, 2009, 9:00 AM  
DPLU Hearing Room  
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of February 27, 2009, March 13, 2009 and April 24, 2009.**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Requests for Continuance**
- F. Formation of Consent Calendar**
- G. Director's Report**
  - **Open Space Easement Signage Language: Proposal to amend standard condition language pertaining to open space signage. (Campos) Continued from the meeting of April 24, 2009**
  - **Service First Initiative Update: Staff presentation on DPLU Service First Initiative. Presentation will include an update on the six month status of the Service First Initiative. (Nicoletti)**

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**Regular Agenda Items**

- 1. [Amendments to Planning Commission Policy PC-2](#) (Farace) Continued from the meeting of April 24, 2009**

This item proposes minor revisions to Planning Commission Policy PC-2 pertaining to "Planning Commission Procedural Rules for Conduct of Zoning and

Planning Hearings". Amendments consists of revisions to: submission of writings to the Planning Commission, now allowing submissions two days prior to the Planning Commission hearing, clarification on the matter of continuance of public hearings, and other minor changes.

2. **General Plan Status Update; Countywide (Muto)**

This is an informational item to provide a report of the progress that has been made on the General Plan Update since May 2008. Additionally, it presents major issues associated with the project that have been identified and provides an opportunity for the public and Planning Commission to provide comments on the project as it progresses.

3. **Rancho Santa Fe Tennis Complex; SPA08-002, SPA08-004, P85-064W<sup>5</sup>, P85-084W<sup>6</sup>, P08-025, AD08-022; San Dieguito Community Plan Area (Beddow)**

The project is a request for the development of a tennis complex that would include five tennis courts, a clubhouse building, extension of a trail, parking, gated entry (AD08-022), and other recreational facilities. Amendments to the Santa Fe Creek Specific Plan (SPA 08-002) and The Bridges at Rancho Santa Fe Specific Plan (SPA 08-004), and Modifications to previously approved Major Use Permits (P85-064W<sup>5</sup>/P85-084W<sup>6</sup>) are required in order to accommodate the changes for the proposed tennis complex. This authorization is also to abate a code violation for the construction of a portion of the tennis courts without required permits. The proposed tennis complex is located on Calle Messina at Via de Las Flores and the club tournament parking and staging area is located at The Bridges Clubhouse, 18550 Seven Bridges Road, Rancho Santa Fe, in the San Dieguito Community Plan area.

4. **Otay Monarch Tank Facility Wireless Telecommunications Facility; Major Use Permit; P08-006; Valle de Oro Community Plan Area (Lubich)**

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility consists of twelve (12) panel antennas facade mounted to an existing 34 foot high water tank. Associated equipment consists of four (4) outdoor equipment cabinets enclosed within a 9 foot high Concrete Masonry Unit (CMU) block wall painted dark tan to blend with surrounding hillside. The project will occupy 465 square feet of the 1.06 acre parcel. The project is subject to the 1.3 Estate Development Area (EDA) General Plan Regional Category and (17) Estate Residential General Plan Land Use Designation. The project site is zoned A70 (Limited Agriculture) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. The project site is located on 1697 Burris Drive in the Valle De Oro Community Planning Group.

5. Harmony Grove Wireless Telecommunications Facility; Major Use Permit; P08-011; North County Metro Community Plan Area (Lubich)

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility will consist of mounting twelve (12) panel antennas and one (1) microwave dish antenna to an existing 105 foot high San Diego Gas and Electric lattice tower. Associated equipment will consist of indoor equipment cabinets located within a 12' x 16' x 10' prefabricated equipment shelter with two (2) air conditioning units mounted to the equipment shelter. The proposed equipment shelter and air conditioning units will be enclosed by an 8 foot high Concrete Masonry Unit (CMU) wall. The project will occupy 750 square-feet of the 3.98 acre parcel. The project is subject to the 1.1 Current Urban Development Area (CUDA) General Plan Regional Category and the (1) Residential General Plan Land Use Designation. The project site is zoned A70 (Limited Agriculture) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. The project site is located on 2601 Kauana Loa Drive in the North County Metro Community Planning Area.

6. Ramona San Diego Country Estates Water Tank Wireless Telecommunications Facility; Major Use Permit; P08-008; Ramona Community Plan Area (Chan)

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility includes twelve (12) panel antennas mounted on an existing water tank. Associated equipment will consist of Base Transceiver Station (BTS) equipment cabinets, telco splice box, and a generator connection that will be enclosed by an 8-foot high stepped-down Concrete Masonry Unit (CMU) wall. No generator is proposed at this time. The project will occupy 358 square-feet of the 165 acre parcel. The project is subject to the Regional Land Use Element Policy Current Urban Development Area (CUDA) and General Plan Land Use Designation (3) Residential. It is zoned RR2 (Rural Residential) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. The project site is located at 23401 Calistoga Place within the Ramona Community Plan Area.

7. Jamul Water Tank Wireless Telecommunications Facility; Major Use Permit; P08-009; Jamul/ Dulzura Subregional Plan Area (Chan)

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility includes twelve (12)

panel antennas mounted on an existing water tank. Associated equipment will consist of four outdoor equipment cabinets and will be enclosed by an eight-foot high Concrete Masonry Unit (CMU) wall. The project will occupy 400 square-feet of the 1.08 acre parcel. The project is subject to the Regional Land Use Element Policy Estate Development Area (EDA) and General Plan Land Use Designation (17) Estate Residential. It is zoned A70 (Limited Agriculture) which permits Wireless Telecommunication Facilities under the Tier IV Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. The project site is located at 13635 Bear Mountain Way within the Jamul/Dulzura Subregional Plan Area.

**8. Otay Campo Water Tank Wireless Telecommunications Facility; Major Use Permit; P08-021; Valley de Oro Community Plan Area (Chan)**

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility includes eleven antennas that will be mounted on an existing water tank. Associated equipment will consist of four outdoor equipment cabinets and will be enclosed by an eight-foot high Concrete Masonry Unit (CMU) wall. The project will occupy 400 square-feet of the 3.74 acre parcel. The project is subject to the Regional Land Use Element Policy Current Urban Development Area (CUDA) and General Plan Land Use Designation (21) Specific Plan Area (Rancho San Diego). It is zoned S90 (Holding Area) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. The project site is located at 12118 Campo Road within the Valle De Oro Community Plan Area.

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**Administrative Agenda Items**

- H. Report on actions of Planning Commission's Subcommittees.**
- I. Results from Board of Supervisors' Hearing(s) of Items Previously Considered by the Planning Commission (Gibson).**
- J. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
- K. Discussion of correspondence received by Planning Commission.**
- L. Scheduled Meetings.**

May 22, 2009

Regular Meeting, 9:00 a.m., DPLU Hearing Room

June 5, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 19, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 7, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 21, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 18, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 2, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 16, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 18, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

### **Adjournment**

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#### **Additional Information:**

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at [www.sdcountry.ca.gov/dplu/index.html](http://www.sdcountry.ca.gov/dplu/index.html). Click on "Planning Commission", then click on "Meetings/Agendas".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

### **Appeals**

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site    Filed in office of Planning Commission,

Plans Required by Specific Plans:	within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

\*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.